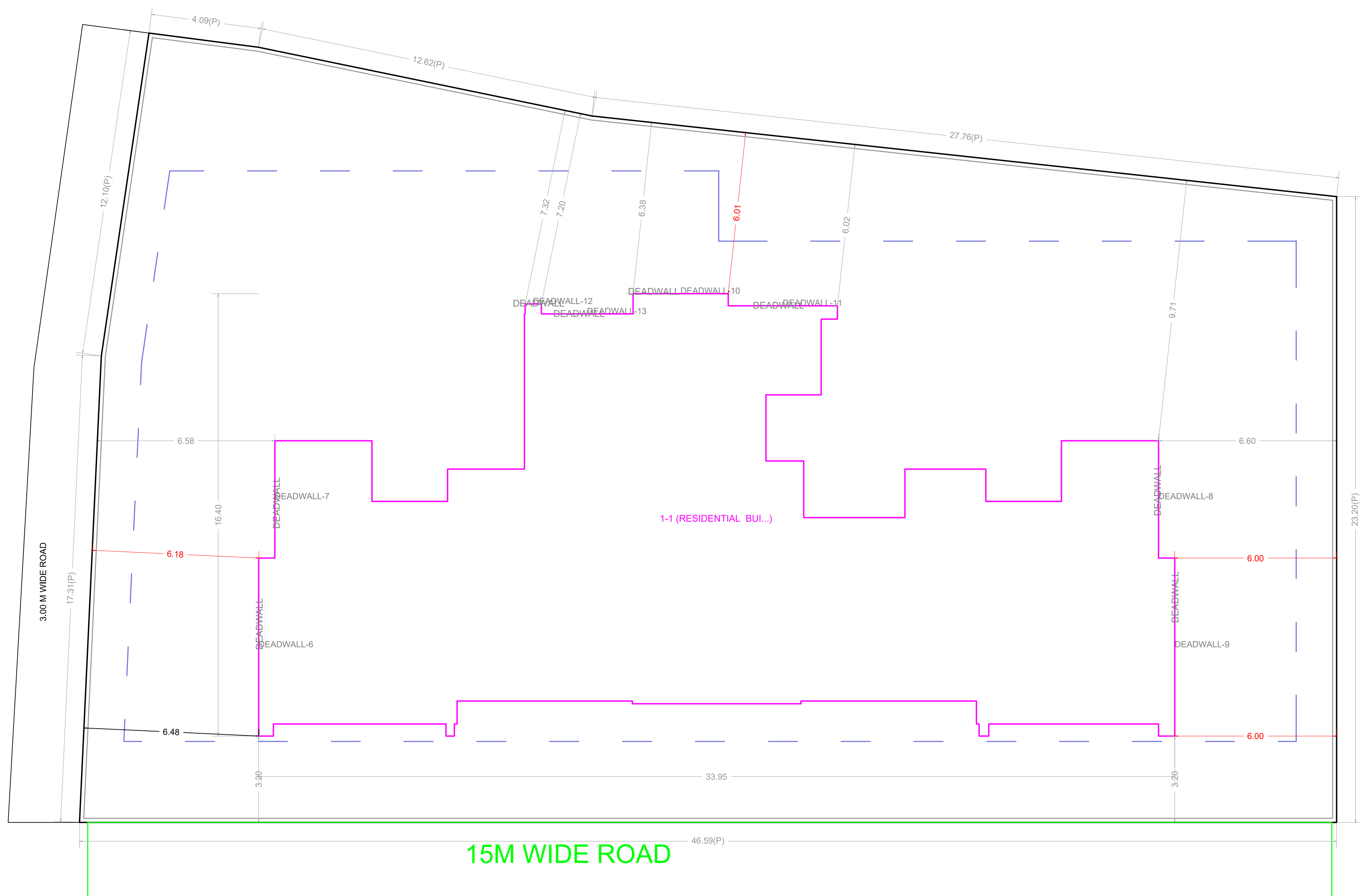
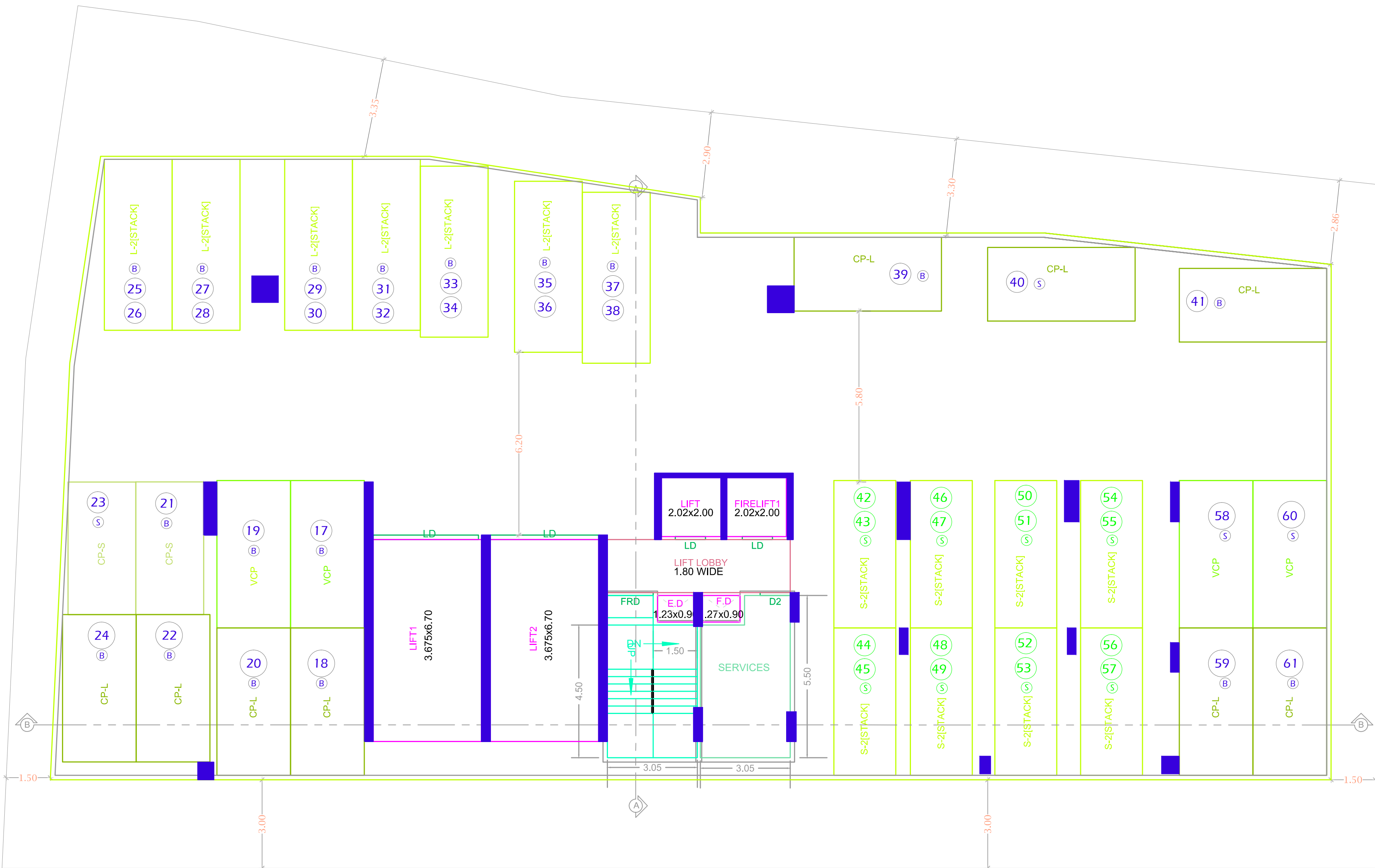
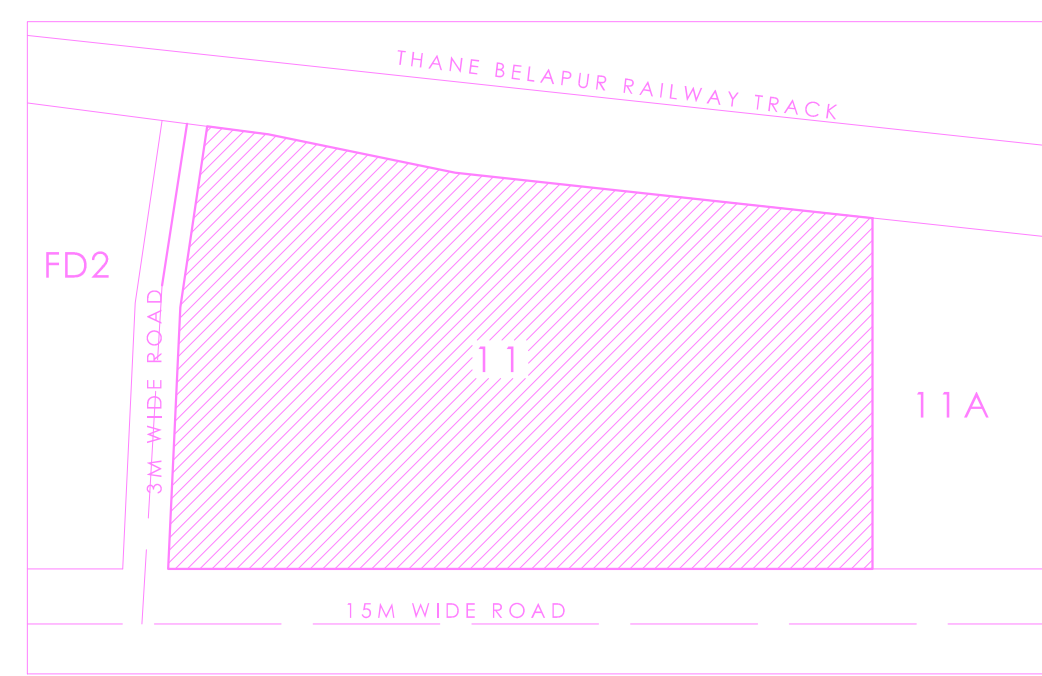
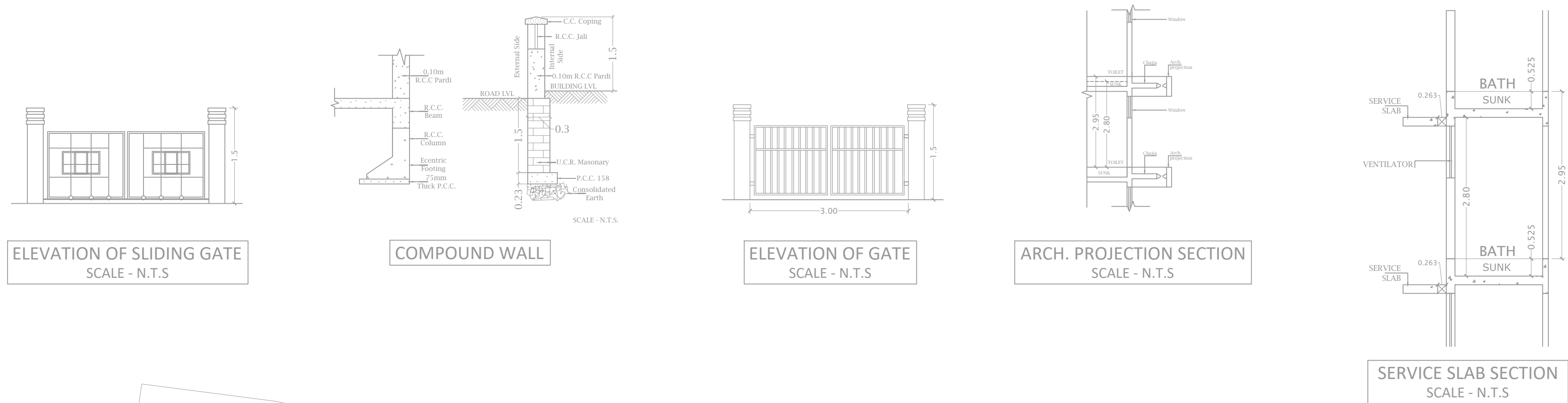




TENEMENTS AREA STATMENT OF INDIVIDUAL UNIT							
FLOOR	UNIT / FLAT NO.	NO OF FLATS	BUILT UP AREA OF PER FLAT (A)	REAR CARPET AREA	ENCLOSED BALCONY AREA	USABLE CARPET AREA OF PER FLAT	BALCONY AREA
GROUND	UNIT-1	1	133.583	98.700	0.000	98.700	0.000
1ST FLOOR (COMM.)	UNIT-2	1	206.246	192.875	0.000	192.875	0.000
TOTAL SHOPS		2	339.829	291.575		291.575	
2ND FLOOR							
	201	1	119.085	102.377	0.000	102.377	9.815
	202	1	119.251	102.377	0.000	102.377	9.815
	203	1	78.689	66.440	0.000	66.440	5.900
3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH & 12TH FLOOR	301,401,501,601,701,801,901,1001,1101	9	119.085	102.377	0.000	102.377	9.815
	802,402,502,602,702,802,902,1002,1102	9	119.251	102.377	0.000	102.377	9.815
	303,403,503,603,703,803,903,1003,1103	9	78.689	66.440	0.000	66.440	5.900
12TH FLOOR							
	1201	1	119.085	102.377	0.000	102.377	9.815
	1202	1	119.251	102.377	0.000	102.377	9.815
	1203	1	78.689	66.440	0.000	66.440	5.900
13TH FLOOR							
	1301	1	119.085	102.377	0.000	102.377	9.815
	1302	1	119.251	102.377	0.000	102.377	9.815
14TH & 15TH FLOOR							
	1401,1501	2	119.085	102.377	0.000	102.377	9.815
	1402,1502	2	119.252	102.377	0.000	102.377	9.815
16TH FLOOR							
	1601	1	190.690	161.317	0.000	161.317	40.167
	1602	1	190.680	166.835	0.000	166.835	43.715
TOTAL FLATS		41					

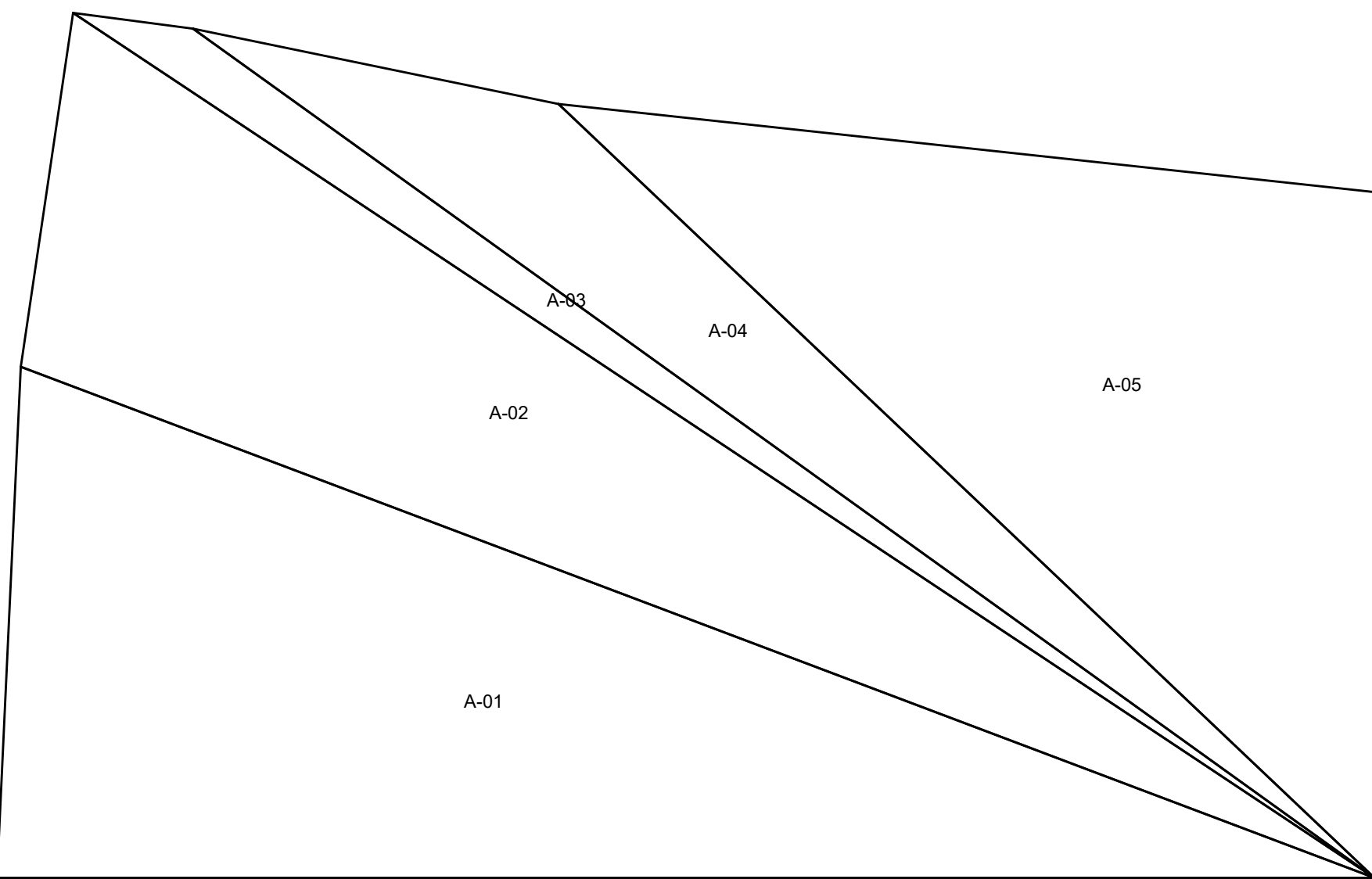
BUILT-UP AREA STATEMENT			
FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL P-LINE AREA
GROUND	136.524	13.373	149.897
1ST	170.394	26.370	196.764
2ND		367.530	367.530
3rd		367.530	367.530
4th		367.530	367.530
5th		367.530	367.530
6th		367.530	367.530
7th		367.530	367.530
8th		367.530	367.530
9th		367.530	367.530
10th		367.530	367.530
11th		367.530	367.530
12th		360.629	360.629
13th		324.775	324.775
14th		289.905	289.905
15th		289.905	289.905
16th		286.125	286.125
17th		143.768	143.768
TOTAL		306.918	5410.150

TDR AREA STATEMENT:			
PERM. TDR	PROP. TDR	D.R.C. NO	D.R.C. TYPE
1067.83	1067.83	-	-

ANCILLARY AREA DETAILS TABLE:			
PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
2028.80	2028.88	136.41	128.95

BUILDING WISE FSI STATEMENT						
BUILDING	RESI	NON RESI	BALC	PASS	STAIR	LIFT
1-1 (RESIDE...)	5410.15	306.92	364.36	302.76	510.35	410.65
Total	5410.15	306.92	364.36	302.76	510.35	410.65

FSI DETAILS							
2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN-SITU/TDR	INCENTIVE FSI	RESI ANCILLARY AREA	NON RESI ANCILLARY AREA	TOTAL
2.1 - PERMISSIBLE INDEX	1.50	0.60	0.90	0.00	0.00	0.00	3.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.50	0.50	0.90	0.00	0.00	0.00	2.90
2.4 - TOTAL PERMISSIBLE PLINE AREA	1779.72	711.89	1067.83	0.00	2028.80	136.41	5724.65
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4)	1779.72	711.89	1067.83	0.00	2028.68	128.95	5717.08
2.6 - INDEX CONSUMED	1.50	0.60	0.90	0.00	0.00	0.00	0.00



Triangle	Area
A-01	402.80
A-02	289.29
A-03	47.75
A-04	126.67
A-05	320.15
Total (SPLOT-4)	1186.65

PROJECT TYPE - Building Development

SEAL OF APPROVAL

PROJECT INFORMATION

CASE TYPENEW

LOCATIONNon-Congested Area

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered)

(a) As per ownership document (712, CTS extract)

(b) as per measurement sheet

(c) as per site

2. DEDUCTIONS FOR

(a) Proposed D.P./ D.P. RW Area/Service Road /Highway

(b) Any D.P. Reservation area

(c) Area not included in proposal

(d) Area not in possession

(Total a+b+c+d)

3. BALANCE PLOT AREA (1 - 2)

4. AMENITY SPACE (if applicable)

(a) Required -

(b) Adjustment of 20b, if any -

(c) Balance Proposed -

5. NET PLOT AREA (3-4c)

6. RECREATIONAL OPEN SPACE (if applicable)

7. INTERNAL ROAD AREA

8. PLOTTABLE AREA (if applicable)

9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (50-m x 5.0 Base FSI)

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(a) Maximum permissible premium FSI - based on road width 100 Zone

(b) Proposed FSI on payment of premium

11. IN-SITU AND TOR LOADING

(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a) if any

(b) In-situ area against Amenity Space if handled over (2.00 or 1.85 x Sr. No. 4 (band for))

(c) TOR area (Permissible TOR - 1067.83)

(d) Total In-situ / TOR loading proposed (11 (a)+(b)+(c))

12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7

13. TOTAL ENTITLEMENT OF FSI

(a) B = 100+1100/12 or 12 whichever is applicable

(b) Ancillary FSI (upto 50% or 80% with payment of charges) (Rest ancillary - 2028.68) (Non-Res ancillary - 128.95)

(c) Total entitlement (a+b)

14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8

15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at a/c, 17.5)

(a) Existing Built-up Area

(b) Proposed Built-up Area (as per 'Plaine') (Residential BUA - 5410.16 Non-Res BUA - 306.92)

(c) Total (a+b)

16. F.S.I. CONSUMED (15/13) should not be more than serial No. 14 above.)

17. AREA FOR INCLUSIVE HOUSING, if any

(a) Required (20% of Sr.No.5)

(b) Proposed

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership T.P. scheme records and records department city survey records.

OWNERS DECLARATION

I/we undersigned hereby confirm that I/we would abide by plans approved by authority / collector. I/we would execute the structure as per approved plans, also I/we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK

PROPOSED WORK SHOWN RED FILLED IN

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLUE DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTY FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	TOTAL NO OF FLAT	PARKING SPACE PROP.		PARKING SPACE PROP.	
			CAR	SCOOTER	CAR	SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	2	3.00	1.00	6.00	2.00
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	28	2.00	1.00	56.00	28.00
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	11	2.00	2.00	11.00	11.00
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	0	2.00	2.00	0.00	0.00
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	0	1.00	2.00	0.00	0.00
6	For every 100 sq.m. carpet area or fraction thereof	291.58	2.00	6.00	6.00	18.00
Parking Requirement (quantum)			Residential		73	41
			Commercial		6	18
5% visitor parking only for Residential					4	2
TOTAL					83	61
With Multiplying Factor on total parking as per Table 8C - 0.8 (only for commercial)					5	14
PARKING REQUIREMENT					CAR	SCOOTER
COMPOSITE PARKING ONE CAR WITH TWO SCOOTERS MAY BE ALLOWED.					8	58
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING					0	0
TRANSPORT PARKING					9	54
TOTAL REQUIRED PARKING (After Conversion)					91	4
TOTAL PROPOSED PARKING			TRANSPORT PARKING	BIG CAR/SMALL CAR	91	17
			1	61	91	17

NOTE -
The excess parking shall be deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost, if the building permission proposal for the balance potential is not submitted before final occupancy certificate.

REFUGE AREA DETAILS

FLOOR NAME	REFUGE AREA NAME	REQUIRED	AREA
EIGHTH FLOOR	Refuge Area	17.84	18.90
THIRTEENTH FLOOR	Refuge Area	15.61	18.90

TANK CALCULATION DETAILS

TANK	REQUIREMENT	OCCUPANT LOAD (NO.)	CONSUMPTION	REQUIRED	PROPOSED
		TNMT/BA/EA/FACTOR	PER DAY (LIT)	CAPACITY (LIT)	CAPACITY (LIT)
CHWT & DWHT	Residential cum Commercial Building (TENEMENT)	42.00	1.00	28350	28350
CHWT & DWHT	Residential cum Commercial Building (COMM/PROPR)	306.92	5/3 USE	7400	45.00
FIRE				00.00	00.00
TOTAL				56680.00	328379.85

OWNERS NAME & SIGN :

ESKASO VENTURES

ARCH NAME SIGN & ADD

ATUL MANUBHA PATEL

PROJECT INFORMATION

PLOT NO : 11

USE : Mix Use

SUBUSE : Residential cum Commercial Building

NODE SURVEY : 30

SECTOR NO : 11

PLOT ADDRESS : 11 NERUL, NAVI MUMBAI NEAR NERUL GYM KHANA

PERMIT NO : NM/MC/7005/202

INWARD NO : 40055/AND/OR

KEY NO : 4128

SCALE : 1:100

DATE : 26-11-2024

SHEET NO : 1/6

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